PLANNING

Fees Related to Zoning Ordinance, Subdivision Ordinance, and Environmental Review of Development Projects

VIII. Application Fees

A. Actual	Cost-	Deposit	Required
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Sec. 800 Pre-Application Consultation (Non-Transit Corridor Specific Plan) Sec. 801 Transit Corridor Specific Plan Pre-Application Review Sec. 803 General Plan Amendment Sec. 803 Zoning Change or Code Amendment Sec. 804 Planned Development (PD) Sec. 806 Planned Development Permit (PDP) Sec. 807 Planned Unit Permit (PUP) Sec. 808 Development Agreement Sec. 809 Variance - Residential (Multi-Family) and All Non-Residential Sec. 801 Use Permit (Pole) Sec. 801 Use Permit (Pole) Sec. 802 Variance - Special Event Permit (Pole) Sec. 803 Variance - Special Event Permit (Pole) Sec. 804 Variance - Special Studies Sec. 811 Special Event Permit Application Fee Sec. 813 Subdivision Sign Application Fee Sec. 814 Special Event Permit Application Fee Sec. 815 Consultant Technical Studies and/or Peer Review of Technical Studies Sec. 816 Architectural Review Permit - New Building Sec. 817 Subdivision Sign Application Fee Sec. 818 Master Sign Program Application Fee Sec. 819 Tentative Tract or Parcel Map Sec. 820 Lot Line Adjustment Sec. 821 Improvement Plan Sec. 822 Director's Determination Application Fee Sec. 823 Density Bonus Planning Application Fee Sec. 824 Parking Compliance Application Fee Sec. 825 Variance - Single Family Residential Sec. 826 Variance - Single Family Residential Sec. 827 Sec. 827 Parking Compliance Application Fee Sec. 828 Temporary Use Permit Sec. 829 Application Fee Sec. 829 Live tor's Determination Application Fee Sec. 820 Live Permit For Commercial Day Care Center Application Fee Sec. 821 Sec. 823 Density Bonus Planning Application Fee Sec. 824 Parking Compliance Application Fee Sec. 825 Variance - Single Family Residential Sec. 820 Filming Permit Sec. 820 Filming Permit Sec. 821 Architectural Review Permit - Single Family Sec. 820 Sec. 821 Architectural Review Permit - Single Family Sec. 821	Section Section	Description	Notes
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Sec. 822 Director's Determination Application Fee Sec. 823 Density Bonus Planning Application Fee B. Fixed Fees Sec. 824 Parking Compliance Application Fee \$1,000.00 Sec. 825 Variance – Single Family Residential \$2,575.00 Sec. 827 Use Permit for Commercial Day Care Center Application Fee Sec. 828 Temporary Use Permit \$1,368.00 Sec. 829 ABC Application Review \$1,522.00 Sec. 830 Filming Permit \$1,252.00 Sec. 831 Architectural Review Permit – Single Family Residential \$2,097.00 & Consultant Costs	Sec. 821	Improvement Plan	
Sec. 823 Density Bonus Planning Application Fee B. Fixed Fees Sec. 824 Parking Compliance Application Fee \$1,000.00 Sec. 825 Variance – Single Family Residential \$2,575.00 Sec. 827 Use Permit for Commercial Day Care Center Application Fee Sec. 828 Temporary Use Permit \$1,368.00 Sec. 829 ABC Application Review \$1,522.00 Sec. 830 Filming Permit \$1,252.00 Sec. 831 Architectural Review Permit – Single Family Residential \$2,097.00 & Consultant Costs	Sec. 822	Parking Compliance Application Fee	
B. Fixed Fees Sec. 824 Parking Compliance Application Fee \$1,000.00 Sec. 825 Variance – Single Family Residential \$2,575.00 Sec. 827 Use Permit for Commercial Day Care Center Application Fee \$3,122.00 Sec. 828 Temporary Use Permit \$1,368.00 Sec. 829 ABC Application Review \$1,522.00 Sec. 830 Filming Permit \$1,252.00 Sec. 831 Architectural Review Permit – Single Family Residential \$2,097.00 & Consultant Costs	Sec. 822	Director's Determination Application Fee	
Sec. 824 Parking Compliance Application Fee \$1,000.00 Sec. 825 Variance – Single Family Residential \$2,575.00 Sec. 827 Use Permit for Commercial Day Care Center Application Fee \$3,122.00 Sec. 828 Temporary Use Permit \$1,368.00 Sec. 829 ABC Application Review \$1,522.00 Sec. 830 Filming Permit \$1,252.00 Sec. 831 Architectural Review Permit – Single Family Residential \$2,097.00 & Consultant Costs	Sec. 823	Density Bonus Planning Application Fee	
Sec. 825 Variance – Single Family Residential \$2,575.00 Sec. 827 Use Permit for Commercial Day Care Center Application Fee Sec. 828 Temporary Use Permit \$1,368.00 Sec. 829 ABC Application Review \$1,522.00 Sec. 830 Filming Permit \$1,252.00 Sec. 831 Architectural Review Permit – Single Family Residential \$2,097.00 & Consultant Costs	B. Fixed Fo	ees	
Sec. 827 Use Permit for Commercial Day Care Center Application Fee Sec. 828 Temporary Use Permit \$1,368.00 Sec. 829 ABC Application Review \$1,522.00 Sec. 830 Filming Permit \$1,252.00 Sec. 831 Architectural Review Permit – Single Family Residential \$2,097.00 & Consultant Costs	Sec. 824	Parking Compliance Application Fee	\$1,000.00
Application Fee Sec. 828 Temporary Use Permit \$1,368.00 Sec. 829 ABC Application Review \$1,522.00 Sec. 830 Filming Permit \$1,252.00 Sec. 831 Architectural Review Permit – Single Family Residential \$2,097.00 & Consultant Costs	Sec. 825	Variance – Single Family Residential	\$2,575.00
Sec. 828 Temporary Use Permit \$1,368.00 Sec. 829 ABC Application Review \$1,522.00 Sec. 830 Filming Permit \$1,252.00 Sec. 831 Architectural Review Permit – Single Family Residential \$2,097.00 & Consultant Costs	Sec. 827	Use Permit for Commercial Day Care Center	
Sec. 829 ABC Application Review \$1,522.00 Sec. 830 Filming Permit \$1,252.00 Sec. 831 Architectural Review Permit – Single Family Residential \$2,097.00 & Consultant Costs	Sec. 828		\$1,368.00
Sec. 831 Architectural Review Permit – Single Family \$2,097.00 & Consultant Costs Residential	Sec. 829		\$1,522.00
Sec. 831 Architectural Review Permit – Single Family \$2,097.00 & Consultant Costs Residential	Sec. 830	Filming Permit	\$1,252.00
	Sec. 831	Architectural Review Permit – Single Family	\$2,097.00 & Consultant Costs
	Sec. 832		\$2,775.00

Sec. 833	Administrative Review – Wireless Facility	\$4,110.00
Sec. 834	Sign Deviation	\$1,147.00
Sec. 835	Sign Permit Review	\$307.00
Sec. 836	Mailing Notification list Associated with Future or Current Planning Application	\$1,678.00
Sec. 837	Zoning Clearance Permit	\$991.00
Sec. 838	Short Term Rental Zoning Permit	\$991.00 (Annual renewal required)
Sec. 839	Miscellaneous Permit Application Fee	\$1,329.00
Sec. 840	Large Day care Permit fee (14 children or less)	\$1,409.00
C. Miscella	neous Application Review Fees	
Sec. 841	Administrative Review – Buildable Lot Determination Specific Plan)	\$1,079.00
Sec. 842	Reasonable Accommodation Application Fee	\$1,509.00
Sec. 843	Rebuild Letter	\$697.00
Sec. 844	Zoning Conformance Letter	\$918.00
IX. Modific	ation Fees	
Section	Description	Fee
Sec. 900	Modifications to Approved Maps	Actual Cost- Deposit Required
Sec. 901	Planning Application / approval modification Application fee	\$1,078.00
Sec. 902	First Time Extension Application Fee (by Community and Economic Development Director)	\$1,109.00
Sec. 903	Second Time Extension Application Fee (by Planning Commission)	\$1,757.00
X. Appeal	Fees	
Section	Description	Fee
Sec. 1000	Appeal to Director's Decisions	\$500.00
Sec. 1001	Appeal to Planning Commission	\$510.00
Sec. 1002	Appeal to City Council	\$790.00
XI. Enviror	mental Determination	
Section	Description	Fee
Sec.1100	Mitigated Negative Declaration	Actual Cost- Deposit Required
Sec. 1101	Environment Impact Report (EIR)	Actual Cost- Deposit Required
Sec. 1102	Filing with San Mateo County for Notice of Determination	Actual Cost- Deposit Required
Sec. 1103	Declaration or EIR Fish and Game Fee Waived	Actual Cost- Determined by County Fee Schedule
XII. Other I	Review Fees	
Section	Description	Fee
Sec. 1200	Performance Review for Alcoholic Beverage Sale	Actual Cost – Deposit Required
Sec. 1201	Alcohol Beverage Control License Mailing List no fee per AB624, January 1, 2002	No Cost
Sec. 1202	Digitation Fee	10%

XIII. Affordable Housing Fee			
Subject to increase July 1, 2022 based on CCI			
Unit Type	Fee		
Single Family (per sq ft)	\$30.00		
Condominium (per sq ft)	\$27.78		
Apartment (per sq ft)	\$27.78		
Office (per sq ft)	\$13.89		
Retail (per sq ft)	\$6.94		
Hotel (per sq ft)	\$13.89		

	I. XIV. Development Impact Fee					
Subject to incre	Subject to increase July 1, 2022 based on CCCI					
Land Use	Community	Public Safety	General Government	Transportation	Utilities	Total
Residential						
Single Family (per unit)	\$16,349.00	\$1,214.00	\$1,718.00	\$3,576.00	\$2,352.00	\$25,209.00
Multi Family (per unit)	\$15,348.00	\$1,213.00	\$1,612.00	\$2,767.00	\$2,208.00	\$23,148.00
Non-Residentia						
Office (per sq. ft.)	\$9.15	\$0.61	\$0.99	\$7.37	\$1.82	\$19.94
Industrial (per sq. ft.)	\$3.64	\$0.24	\$0.39	\$2.95	\$1.14	\$8.36
Retail (per sq. ft)	\$5.90	\$0.65	\$0.64	\$9.49	\$11.33	\$28.01
Hotel (per room)	\$1,498.00	\$101.00	\$161.00	\$1,619.00	\$1,296.00	\$4,675.00

XV. Parking In-Lieu Fee					
Description	Unit	Fee			
Transit Corridors Plan, and U.S. Navy Site Specific Plan Areas: Office Land Use	1 Stall	\$25,565.00			
Transit Corridors Plan, and U.S. Navy Site: Non-Office Land Use	1-5 Stalls	\$2,557.00			
Specific Plan Areas – All Non-Residential	6-10 Stalls	\$5,113.00			
Land Uses (Except Office Land Uses)	More than 10 Stalls	\$10,226.00			
Bayhill Specific Plan Area for Non-Residential Land Uses		\$61,356.00			